

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes _____
no _____

Property Name: Hamilton Avenue Investors Inc. Inventory Number: BA-3137
Address: 5701 Hamilton Avenue Historic district: yes X no
City: Baltimore Zip Code: 21237 County: Baltimore County
USGS Quadrangle(s): Baltimore East
Property Owner: Hamilton Avenue Investors Inc. Tax Account ID Number: 1402021635
Tax Map Parcel Number(s): 72 Tax Map Number: 89
Project: Section 100: I-95, I-895(N) Split to North of MD 43 Agency: Maryland Transportation Authority
Agency Prepared By: A.D. Marble & Company
Preparer's Name: Stephanie Foell Date Prepared: 12/1/2003
Documentation is presented in: See Key References List
Preparer's Eligibility Recommendation: _____ Eligibility recommended X Eligibility not recommended
Criteria: A B C D Considerations: A B C D E F G
Complete if the property is a contributing or non-contributing resource to a NR district/property:
Name of the District/Property: _____
Inventory Number: _____ Eligible: yes Listed: yes
Site visit by MHT Staf yes X no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

Architectural Description

The residence located at 5701 Hamilton Avenue is a two-story, extended I-house with a prominent cross-gable roof form. The building forms an essentially square footprint which sits atop a poured-concrete foundation and is clad in vinyl siding. The front (east) façade is symmetrical; on the first story, the entrance is flanked by a single, one-over-one, double-hung-sash, replacement window on each side. On the second level, a centrally placed, small, four-over-four, double-hung sash window is flanked by three-over-one, double-hung sash windows. A four-pane, triangular-arch window is located in the apex of the front-facing gable. A full-width, single-story, shed-roof porch is supported by simple, thin, square members.

The first and second stories of the north and south elevations contain windows of both one-over-one and three-over-one configurations, and triangular-arch windows are found in the gables. The cross-gable roof is covered with asphalt shingles, and a modern gutter system has been installed. A brick chimney is located at the northwest corner of the building.

The grounds of 5701 Hamilton Avenue are devoid of landscaping with the exception of a single shrub located at the northeast corner of the residence.

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Eligibility recommended _____ Eligibility not recommended X
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MHT Comments:

Jim Tanaka ✓
Reviewer, Office of Preservation Services

Blumentz
Reviewer, National Register Program

6/14/04

Date

6/15/04

Date

200401247

History/Significance

General Regional History

The residence at 5701 Hamilton is located in northeastern Baltimore County in the Rosedale neighborhood, which derives its name from William T. Smith's nearby nineteenth-century plantation of that name as shown on Griffith Morgan Hopkins' 1877 Atlas of Baltimore County, Map of the 12th District. Much of the area developed as a result of its proximity to Philadelphia Road, a major thoroughfare within the region. From the early years of settlement into the twentieth century, much of the land of this portion of Baltimore County was involved in small-scale farming, and houses with similar forms to that of 5701 Hamilton Avenue were common.

Philadelphia Road

The area of Baltimore County that is now Rosedale developed largely as a result of its proximity to Philadelphia Road/Maryland Route 7, a road that originated as a Native American trail (Brooks and Rockel 1979:134). In 1729, the City of Baltimore was platted as a future port and commerce center. During that time, surveyors laid out the Philadelphia Road, linking Philadelphia, the New World's largest port city, with points south and west, including Baltimore.

The roadway's importance grew over time as interstate commerce became more prevalent. By the 1740s, commercial thoroughfares were being constructed to move farm produce, mill products, lime, and iron castings to the port city of Baltimore, and taverns and hotels sprang up along the Philadelphia Road. After several attempts to establish a turnpike, in 1814, the Baltimore and Havre de Grace Turnpike Company received a charter to construct a toll road on the bed of the Philadelphia Road. The turnpike company initially enjoyed a period of prosperity. However, after only 20 years, railroads began offering intense competition (Hollifield 1978:81-82).

As Baltimore continued its expansion eastward, portions of the turnpike were ceded to the city. In 1888, Harford County assumed control of the turnpike contained within its boundaries. The end of the turnpike came in 1894, when Baltimore County assumed control of the remaining roadway within its jurisdiction.

During the twentieth century, traffic continued to increase on Philadelphia Road, particularly when automobiles became prevalent. Businesses arose along the former turnpike to serve the traveling public and many thought the road would continue to be the favored route for those traveling between Philadelphia and points south. However, in the late 1930s, the state held discussions regarding Works Progress Administration funds available for highway construction. A decision was made either to improve the existing Philadelphia Road, by then designated as Maryland Route 7, or construct a new roadway parallel to the old one. The businesses along the existing route fought to retain their source of business, but constructing a new, parallel road became the final decision, and work commenced on the new road, the Pulaski Highway, which eventually replaced Philadelphia Road as the primary thoroughfare through the area.

Agricultural Development in Northeastern Baltimore County

European settlement of northeastern Baltimore County likely began circa 1660. Because of the costly and complex land grant process, many wealthy landowners purchased parcels of land in Baltimore County, viewing these holdings as either investments in the future or potential bequests for heirs. Even land that had been purchased remained vacant (Marks:2000:7).

Consequently, during the early eighteenth century, land patterns consisted of small settlements, trails, and wilderness. Small-scale farmers, woodcutters, and miners were the primary residents, not the structured society of the southern Maryland gentry. This trend continued into later centuries as farmers continued to cultivate smaller plots of land than their Southern, plantation-owning counterparts (Marks 2000:11).

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Date_____
Reviewer, National Register Program_____
Date

Rosedale was originally part of an agricultural region. By the mid-nineteenth century, most landowning residents of Baltimore County were either German, Polish, or Irish immigrants. Generally, farms were small in size and produced relatively minor amounts of what were known as stoop crops, vegetables which required bending over to harvest. These included carrots, parsnips, beans, etc. These crops were either sold at markets throughout Baltimore City (usually the Belair Market, the closest to the area) or sold by the farmers themselves, a practice known as truck farming which was prevalent throughout the area. Also at this time, as greenhouses came into widespread use, this area of Baltimore County became an important center for the production of year-round cut flowers for weddings, funerals, and bouquets (McGrain 1990:17).

Residences such as 5701 Hamilton Avenue—simple I-house forms with cross-gable roofs and minimal architectural ornamentation were commonly constructed as the farmhouses or tenant farmer residences for many small-scale farms throughout Maryland.

Suburban Growth

Substantial suburban growth would not come to Rosedale until the 1950s. Following World War II, there was a housing shortage in the Baltimore area, and developers purchased many farms for housing developments. Returning war veterans took advantage of the Servicemen's Readjustment Act of 1944, commonly called the G.I. Bill of Rights, which provided guarantees on home mortgages. Furthermore, Americans' growing reliance on the automobile allowed a massive residential shift away from Baltimore to the suburbs. This change is particularly evident in portions of Rosedale, where new streets were laid out and small Minimal Traditional-style residences, common in the post-War years, are plentiful. Residential growth in this locality began in the 1950s and continued steadily over the following decades, with 75 percent of the 1990 extant housing units constructed between 1950 and 1979.

The I-House

5701 Hamilton Avenue is essentially an extended I-house form. I-houses, which are two stories in height and one room deep, descend from traditional British folk forms and are common in the United States, most notably in the Tidewater South, prior to circa 1890. However, the popularity of the form continued into the twentieth century, and examples are found throughout the eastern half of the country. Varying patterns of porches, chimneys, and rear extensions are commonly seen in examples dating after circa 1890 (McAlester and McAlester 1984:96).

The I-houses in northeastern Baltimore County range from modest folk dwellings, which were often constructed as either farmhouses or tenant farmer houses on small-scale farms, to more elaborate examples that were the residences of locally prominent citizens.

Determination of Eligibility

The residence at 5701 Hamilton Avenue was constructed in 1904. Its steeply pitched, cross-gable roof form is commonly seen throughout Maryland, and appears frequently within northeastern Baltimore County.

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of significant persons in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded or may be likely to yield, information important in history or prehistory.

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5701 Hamilton Avenue is located in a neighborhood of mid nineteenth-century homes which include bungalows and Minimal Traditional residences, most of which have been substantially altered. While 5701 Hamilton Avenue is one of the older residences in the neighborhood, it is not eligible for individual listing in the National Register of Historic Places. Under National Register Criterion A, it is not associated with an event that has made a significant contribution to the history of the region, state, or nation. Research has not uncovered any association with a prominent person which would make the property eligible under Criterion B.

5701 Hamilton Avenue is also not eligible under Criterion C as an example of an I-house. The building has been altered by the application of siding and the installation of replacement windows. The residence has also lost its historic context as the encroaching suburban neighborhood has been constructed around it. While the cross-gable, I-house form is somewhat iconic of small-scale farming in northeastern Baltimore County, numerous examples which retain high levels of integrity remain. The property was not evaluated for significance under Criterion D.

Key References

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1915 Atlas of Baltimore County Maryland. G.W. Bromley & Company. Philadelphia, Pennsylvania.

Brooks, Neal A. and Eric G. Rockel

1979 A History of Baltimore County. Friends of the Towson Library, Incorporated, Towson, Maryland.

Hollifield, William

1978 Difficulties Made Easy: History of the Turnpikes of Baltimore City and County. Baltimore County Historical Society, Cockeysville, Maryland.

Hopkins, Griffith Morgan

1877 Atlas of Baltimore County. G.M. Hopkins, Philadelphia, Pennsylvania.

Marks, David

2000 The History of Perry Hall, Maryland. Gateway Press, Inc., Baltimore, Maryland.

McAlester, Virginia and Lee McAlester

1984 A Field Guide to American Houses. Alfred A. Knopf, Inc., New York, New York.

McGrain, John W.

1990 An Agricultural History of Baltimore County, Maryland. N.p.

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n.d. Suburbanization Historic Context and Survey Methodology. Available at

<http://www.marylandroads.com/keepingcurrent/maintainRoadsBridges/bridges/oppe/suburbs/suburban0.asp>

National Park Service

2002 Historic Residential Suburbs; Guidelines for Evaluation and Documentation for the National Register of Historic Places. National Register Bulletin.

Scharf, J. Thomas

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1881 History of Baltimore City and County. Lewis Everts Company, Philadelphia, Pennsylvania.

Sidney, James C.

1850 Map of the City and County of Baltimore, Maryland. James M. Stephens, Baltimore, Maryland.

Taylor, Robert

1857 Map of the city and county of Baltimore, Maryland.

USGS

1890-1969 Quadrangle Maps for Baltimore East, Gunpowder, Middle River, and White Marsh. USGS 15 Minute Series. United States Department of the Interior.

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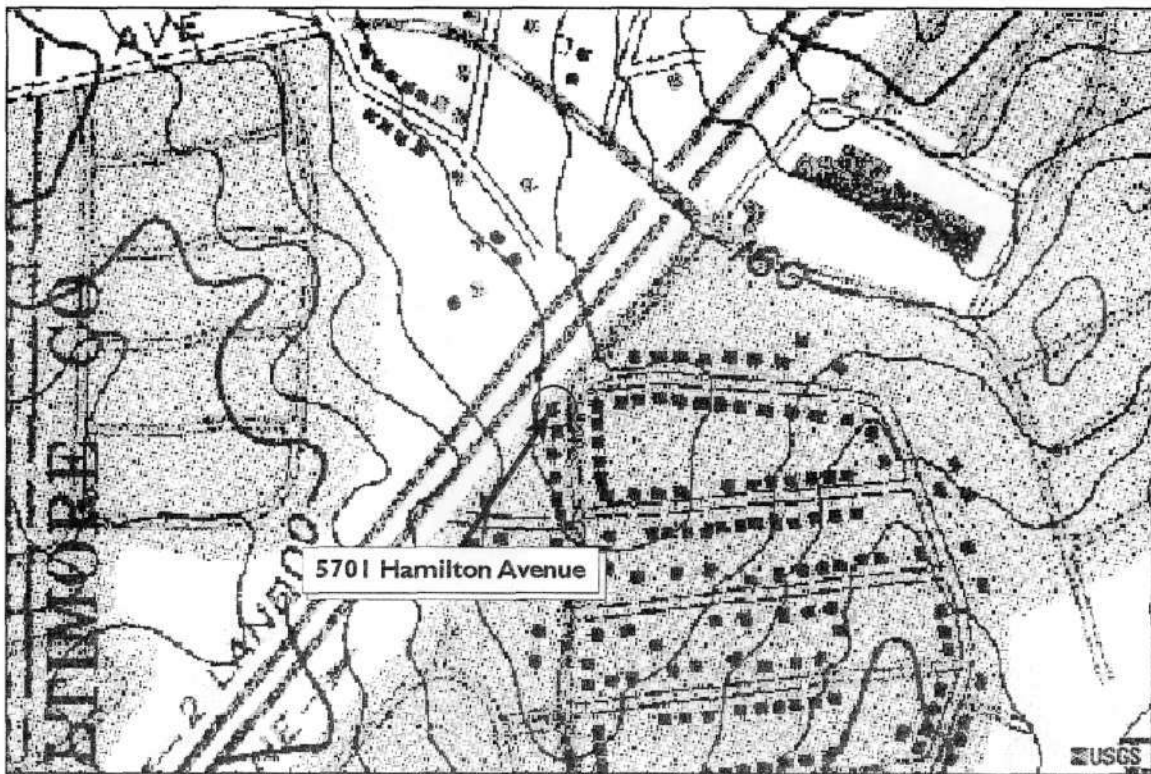
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Date

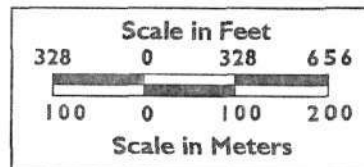
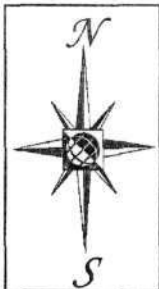
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Date

BA - 3137
Resource Location Map
Section 100: I-95, I-895 (N) Split to North of MD 43
Baltimore County, Maryland



Map Source: USGS Topographic Quadrangle; Baltimore East, MD





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5701 Hamilton Ave.

Baltimore County, MD

S. Foell

10/2003

MD SHPO

Front & right facades; view to the SW

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